



## The former Considine House / Cohen House / Immaculate Conception Convent

802 Sixteenth Avenue, Seattle, Washington

Presentation to the Landmarks Preservation Board – January 20, 2021

Amy Hagopian

## Seattle Historical Sites

[New Search](#)

### Summary for 802 16th AVE / Parcel ID 2254501865 / Inv #

**Historic Name:** Unknown**Style:** [Beaux Arts - Neoclassical](#)**Built By:****Common Name:****Neighborhood:** [Central Area](#)**Year Built:** [1908](#)

#### Significance

In the opinion of the survey, this property is located in a potential historic districe (National and/or local).

This mansion was built apparently as a single family residence but by 1937 had become a duplex in the ownership of the Catholic Church. Built at the height of construction activities in the Edes and Knight Addition, this is perhaps the most ambitious neoclassical style house in the area. It commands a prominent corner and contributes to the historic streetscape.

#### Appearance

This is a two story frame neoclassical mansion. It has a hipped roof with gable dormers and a predominant full height pedimented portico combined with a full width one story porch. The portico is supported by two monumental Corinthian columns while the lesser [inset] porch is supported [by] simple round columns. Originally, the one story porch was supported by trios of classical columns resting on square paneled bases. Spindlework baluster originally edged the one story proch and crested its roof. A major addition was made to the rear of the house in 1941 and a bulky enclosure added to the porch roof prior to 1951.

### Detail for 802 16th AVE / Parcel ID 2254501865 / Inv #

**Status:** Yes - Inventory**Classification:** Building**Cladding(s):** Wood - Clapboard**Roof Type(s):** Hip**Building Type:** Domestic - Single Family**Structural System:** Balloon Frame/Platform Frame**Unit Theme(s):** Architecture/Landscape Architecture**District Status:** INV**Foundation(s):** Post & Pier**Roof Material(s):** Asphalt/Composition**Plan:** Rectangular**No. of Stories:** two

#### Integrity

Changes to Plan: Slight

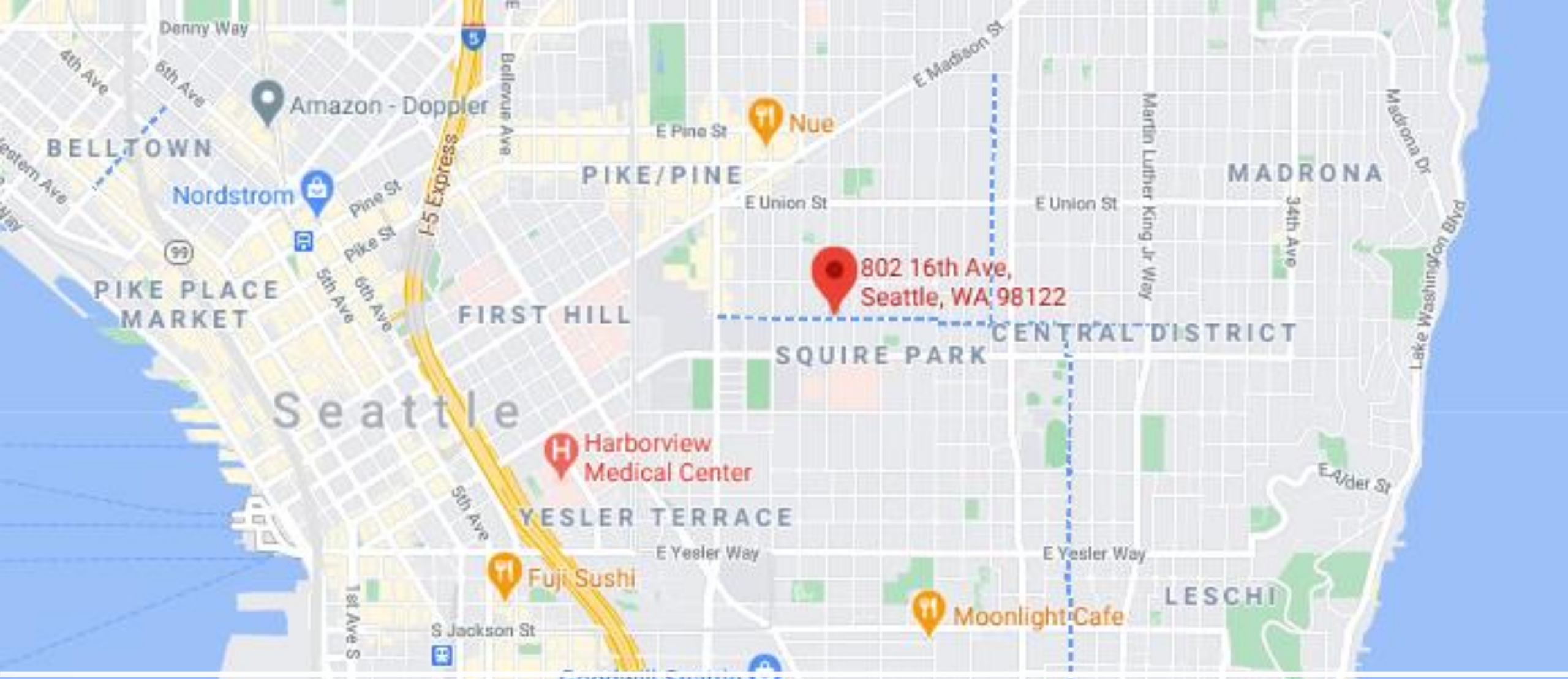
Changes to Original Cladding: Intact

# Outline

- Criteria for designation
- Neighborhood context
- Architect, builder
- Style & significance
- Former occupants and their history
- Other nearby landmarks
- Exterior of the house
- Interior features
- Gentrification
- Conclusion
- Acknowledgments



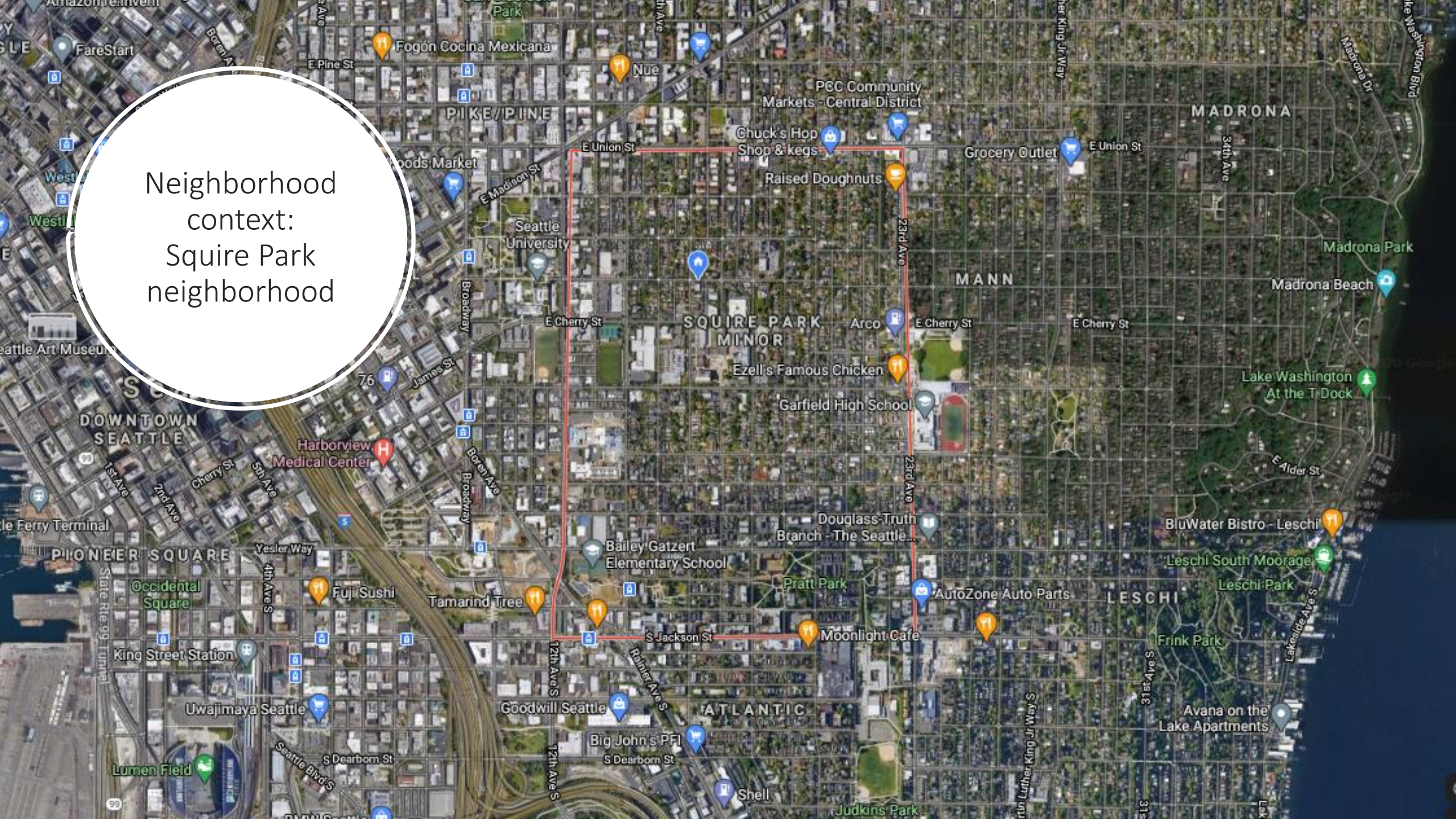




## Overview



Neighborhood  
context:  
Squire Park  
neighborhood

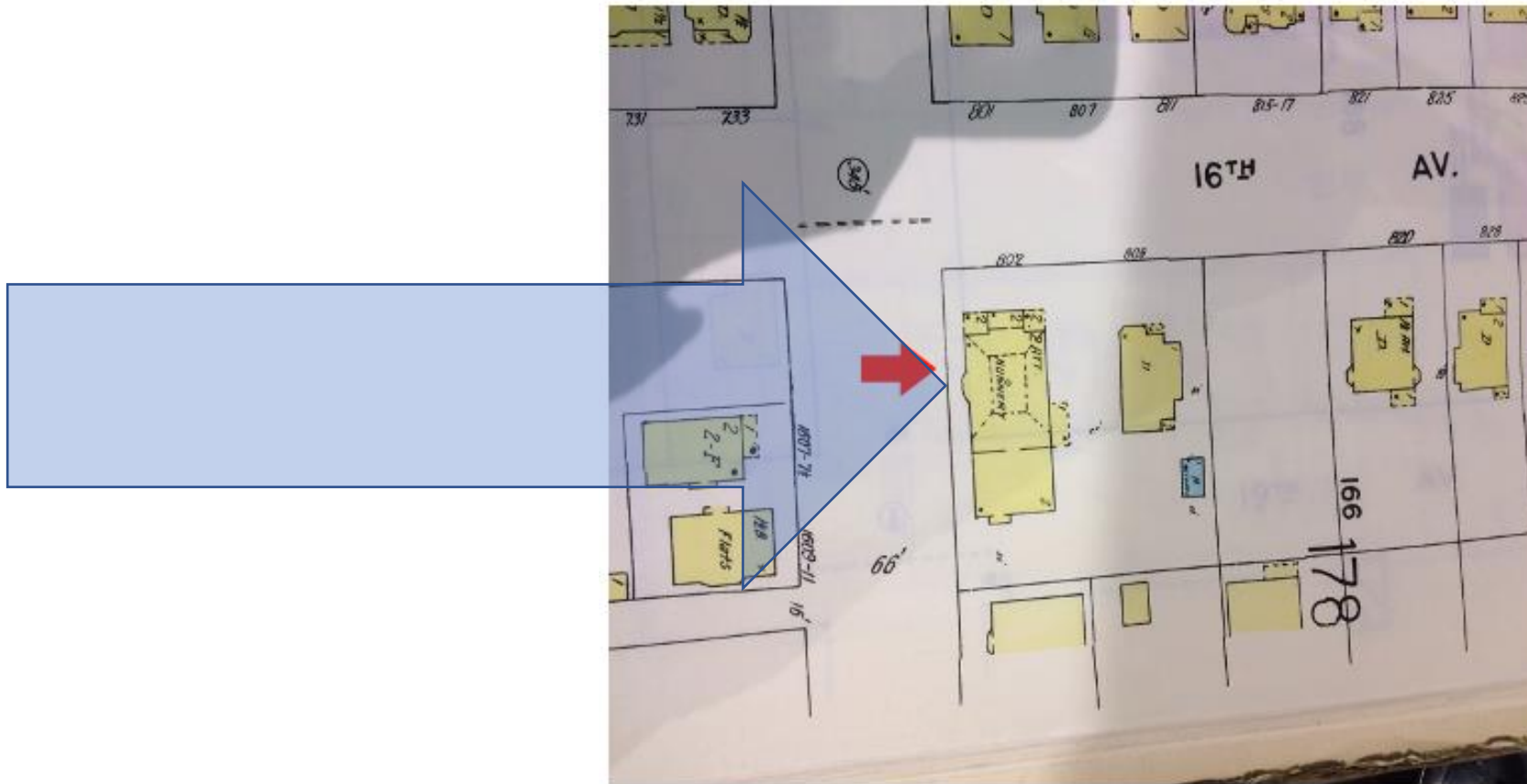






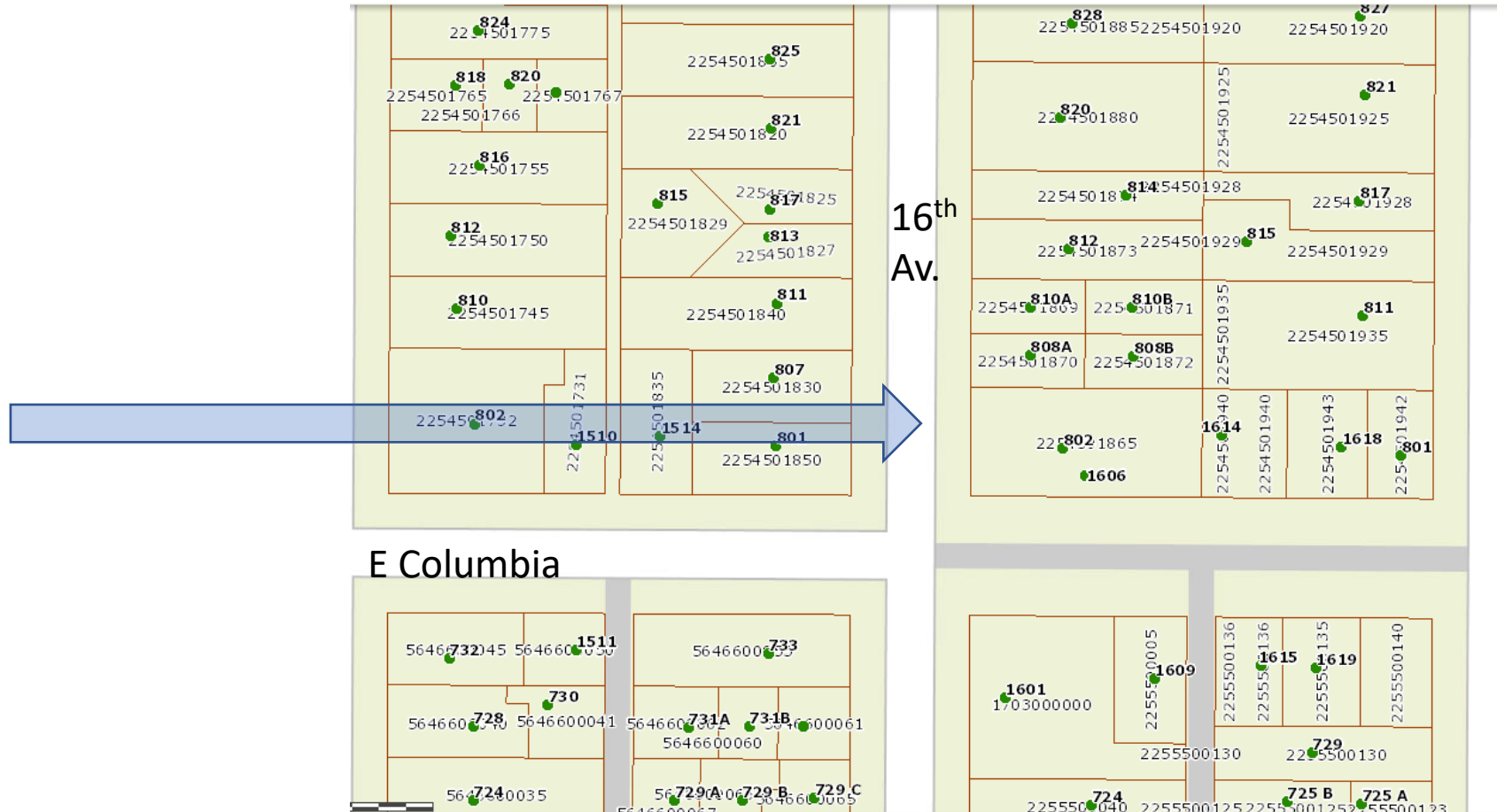


# Sanborn map



Sanborn Map, Seattle Collection, Seattle Public Library Downtown Branch

# Assessor's map shows new parcels on block





802 16<sup>th</sup> Av.  
Seattle  
98122



# Criteria for designation

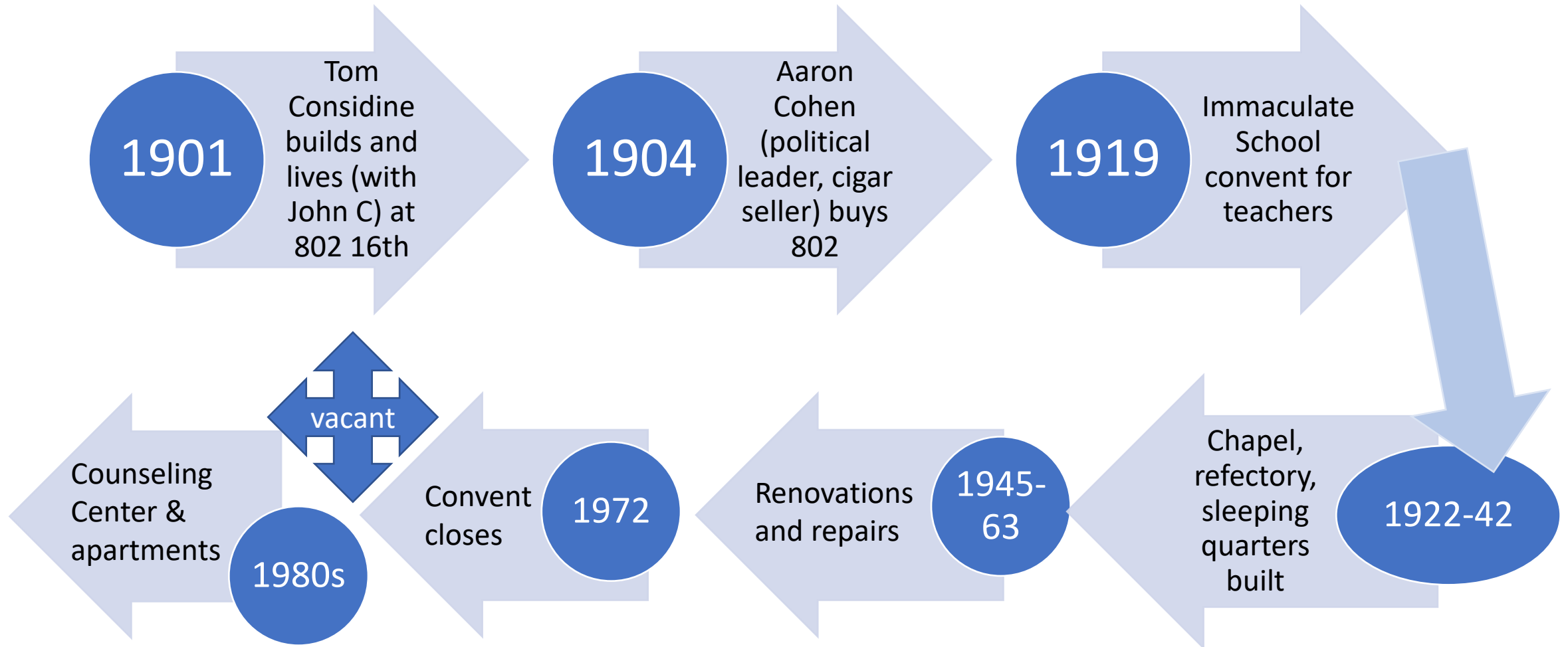
- Location is associated with an **historic event(s)**
- **Cultural, political or economic heritage** of the community
- Embodies visible characteristics of an **architectural style**
- Outstanding work of an **architectural designer** or builder
- *It is associated in a significant way with the **life of person(s) important in the history** of the City, state, or nation*
- *Because of its prominence of spatial location, contrasts of **siting, age, or scale, it is an easily identifiable visual feature** of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City*





A lot of drama to this house history

# 802 has a spotty occupancy history







# The Considines



William Meredith (1869-1901), Seattle, ca.  
1900



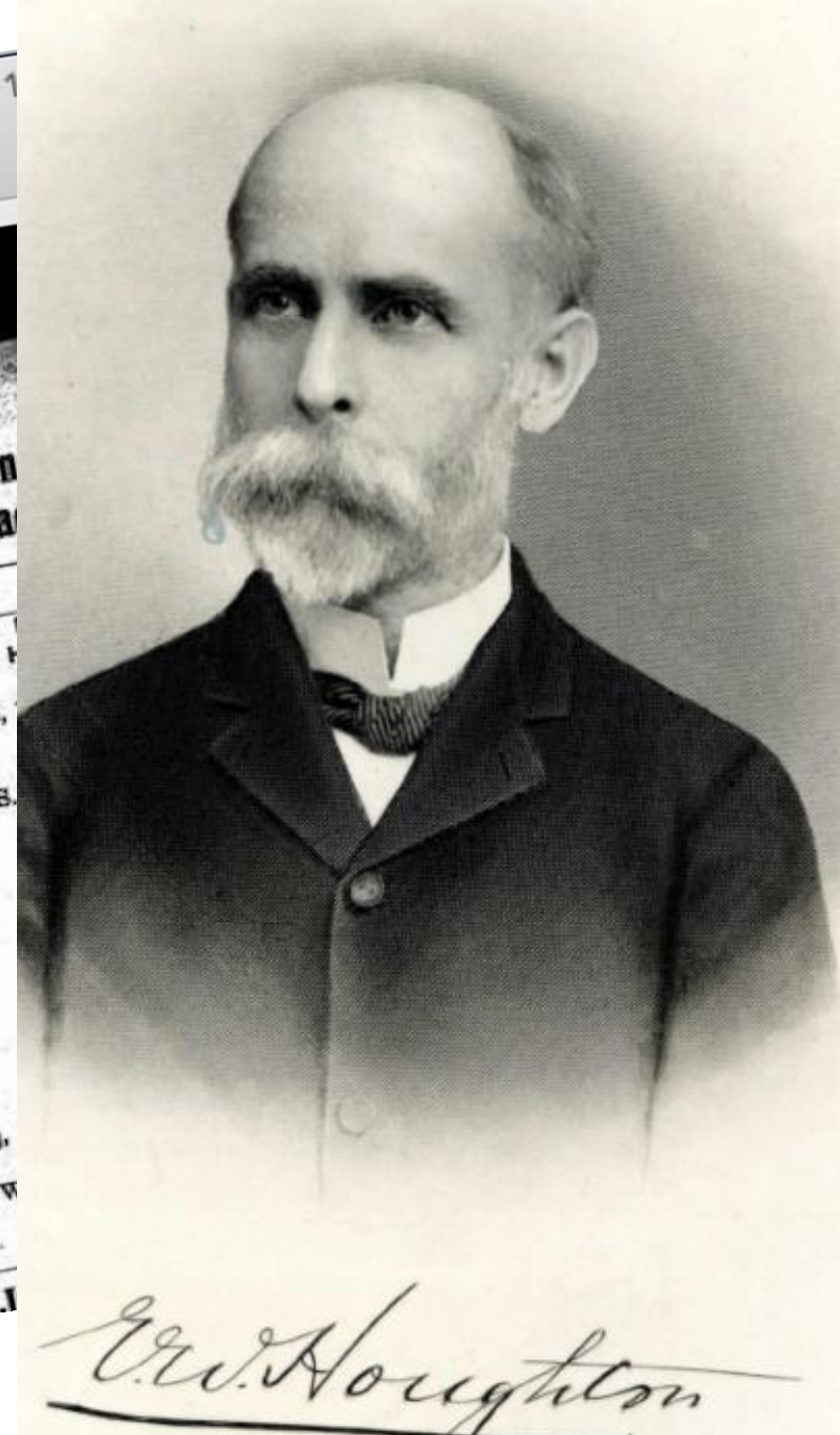
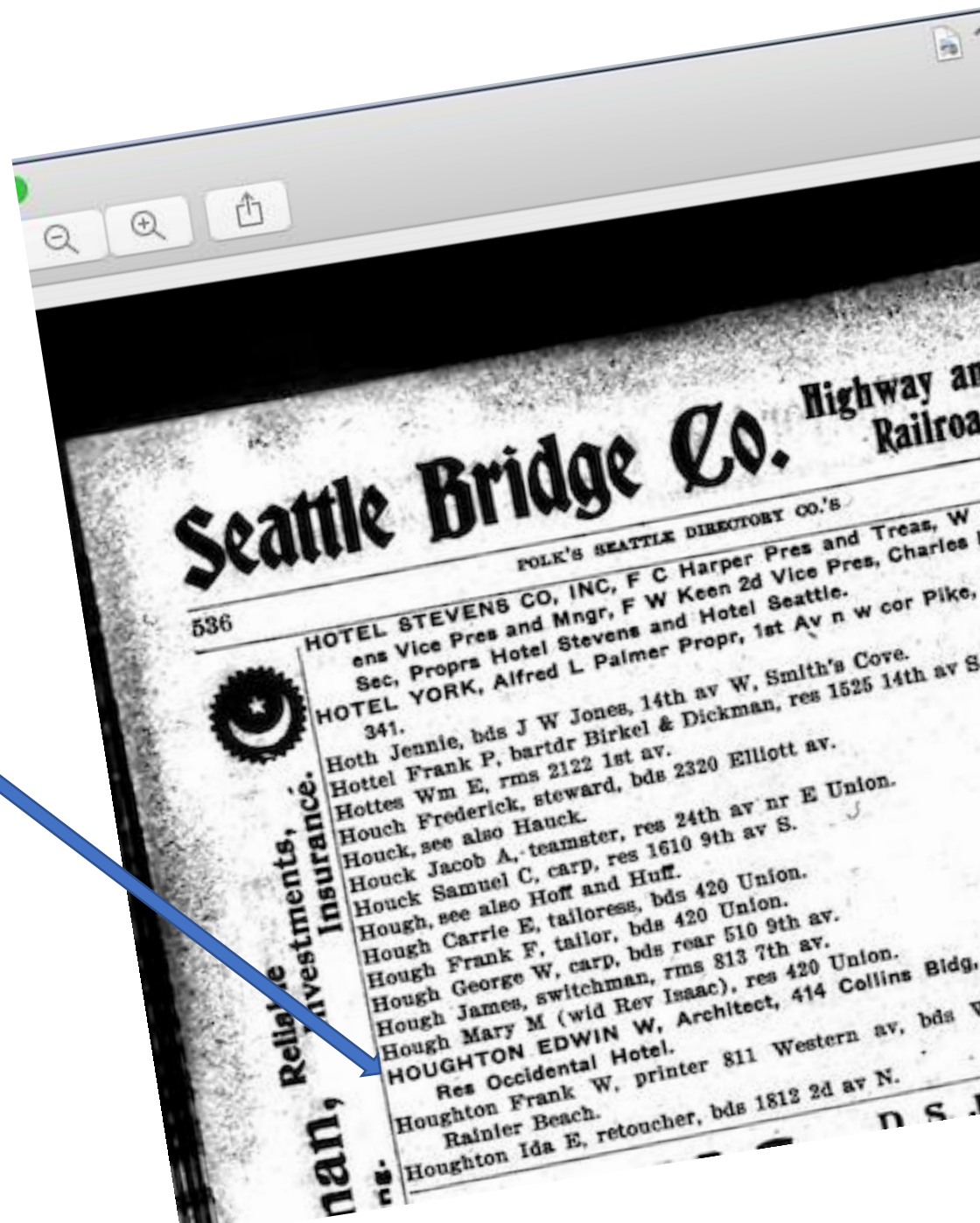
John Considine (1863-1943), Seattle, ca.  
1900

Courtesy UW Special Collections (JWS341

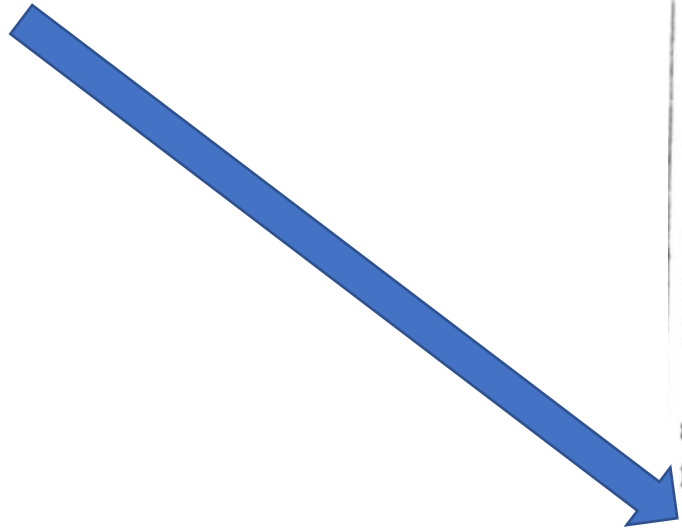


Tom Considine (1857-1933), Seattle, ca.  
1909

Architect



Builder



old-building permits column in Seattle Times Dec 15.pdf					
802 16...	TORs_...	Examp...	Seattle...	buildin...	Hough...
1 / 1					
<b>Building Permits</b>					
Dec 15.					
M Baunsgaurd, 2921 2nd ave, 1-story frame cottage, 22x22, \$250; N G Christensen, app.					
Deuel & Vanderhof, 1829 Harvard ave, 1-story frame structure, 14x30, \$125.					
M T Summer, 1520 3rd ave, 2-story building for stable, 60x120, \$2,500.					
H D Wright, 200 16th ave, repairs, \$400.					
R H Calligan (agt), 418 4th ave, alter building, brick chimney, cement floor, change stairway, etc, \$300; John Douglas, contractor.					
M W Kain, 1517-19 Belmont ave, 2-story frame house withn basement, for flats, \$2,000.					
T Considine, 802 16th ave, 2-story and basement frame house, 37x46, \$6,000; M J Gallagher, contractor.					



Seattle Daily Times  
July 14, 1902

The case of Tom Considine vs. MJ Gallagher is on trial today in Judge Bell's court. In this case Considine sues for the recovery of some \$2,500 alleged to be due from Mr. Gallagher for failure to complete the construction of a house on Sixteenth Avenue last year.

August 6, 1901: notice of contract violation; plaintiff required to finish the building.

News Article - Seattle  
Daily Times (published as  
THE SEATTLE DAILY  
TIMES) - July 14, 1902 -  
page 12

EVENING, JULY 14, 1902.

## WILSON BUSY AT SPOKANE

Republican Primaries to Be  
Held There Tomorrow.

Anti-Wilson Faction Is Putting Up  
a Good Fight, But They  
Can't Hope to Win  
Out.

In Spokane county tomorrow will be located the political storm center of the state. Tomorrow the Republicans of Spokane have their primaries and John L. Wilson, the former senator from this state, will make the fight of his life for a solid delegation to the legislature. Wilson claims that his managers will absolutely control the convention and while that body may not formally indorse his candidacy he hopes to secure the nomination of thirteen members of the legislature who, if elected, will "stay put" for

row's primary fight, which seems now to be practically certain. The delegation will probably go uninstructed on the railroad issue.

## KING CO. COURTS

Judge Griffin began this morning the hearing in the case of King County against F. Halbauer and others for the condemnation of ground for use as a county road from a point 50 rods north of the southeast corner of the southwest quarter of section 20, township 23, thence 350 rods due north to the existing county road. The hearing is before a jury. The new road is known as the H. N. Peters road.

Cost bills in the following criminal cases were filed with the county clerk this morning: State vs. H. Kilbourne, \$90.60; State vs. Fu Yen, \$24.20; State vs. George Bailey, \$2.20; State vs. George Hawthorne, \$3; State vs. John Gilbert, \$25.20; State vs. John Donohoe, \$3.80; State vs. John Muther, \$4.40; State vs. J. S. Stewart and O. V. Lawson, \$37; State vs. Thomas Aris and Frank Joslyn, \$26.80; State vs. H. Quandt, \$25.20; State vs. James Glover, \$17.60; State vs. O. V. Lawson, \$6.60; State vs. Mrs. E. Franklin and Nellie Handy, \$14.40.

The jury cost bills for three of the departments of the Superior Court were filed with the clerk today, the amounts in each case being as follows: Judge Griffin's department, \$1,231.06; Judge Bell's department, \$1,190.20; Judge Emory's department, \$1,141.80.

Hugo Stellingren and John Arnell, real estate dealers, through their attorneys, Shank & Smith, today filed an action against P. I. Flaherty for the recovery of \$200, alleged to be due them as commission on a sale of farm land made by Mr. Flaherty to a purchaser found by plaintiffs.

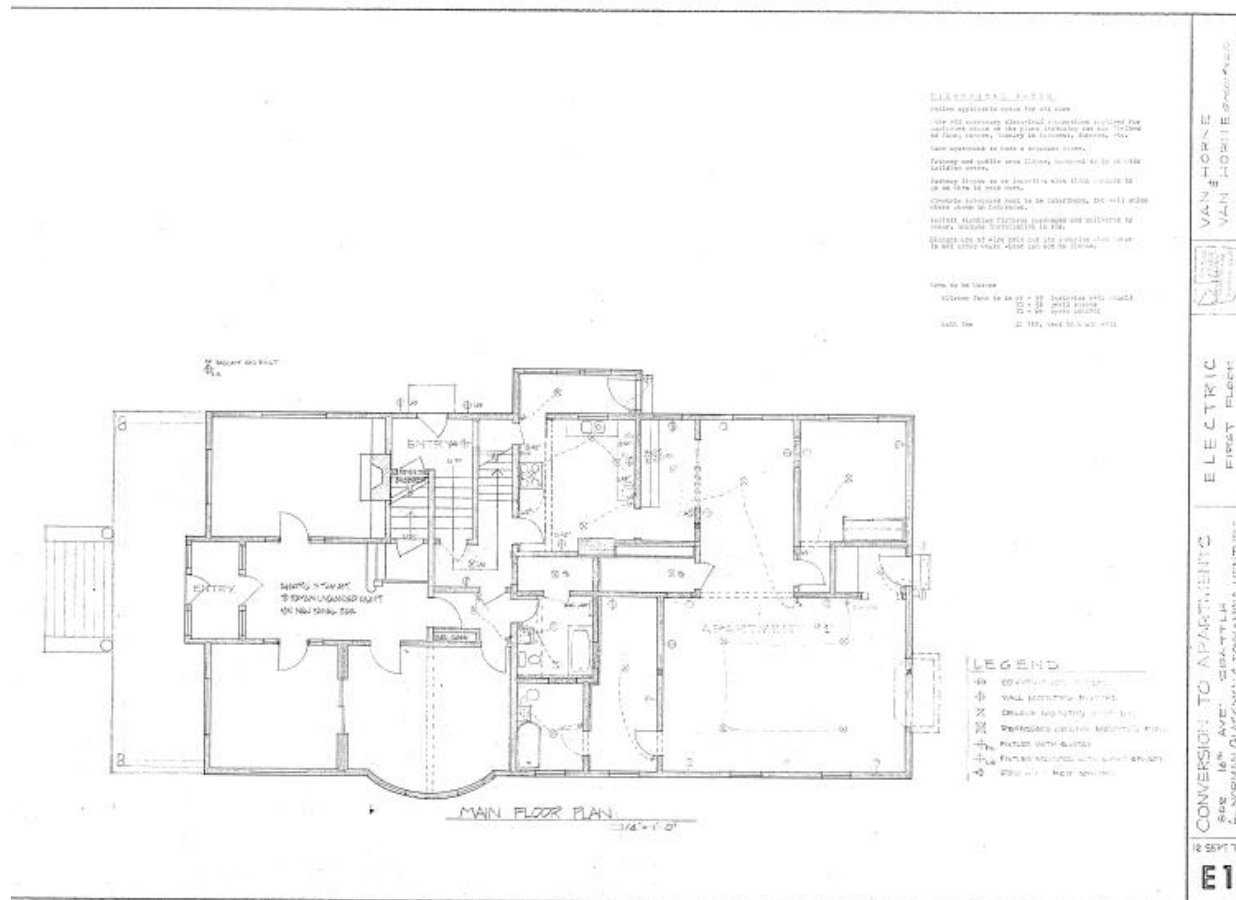
The case of Tom Considine vs. M. J. Gallagher is on trial today in Judge Bell's court. In this case Considine sues for the recovery of some \$2,500 alleged to be due from Mr. Gallagher for failure to complete the construction of a house on Sixteenth Avenue last year.

## Alleged Violation of Contract.

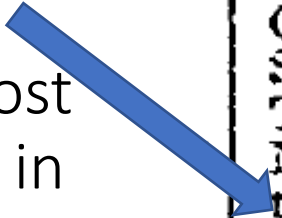
Thomas J. Considine has instituted an action against M. J. Gallagher and the United States Fidelity & Guarantee Company to recover \$2000 for failure to comply with terms of a building contract in the erection of a residence. The contract was awarded to Gallagher for \$4675 and the Guarantee Company is the surety on the contractor's bond. It is alleged that in April last Gallagher abandoned the contract and that the plaintiff was required to finish the building.

having an interesting statement of two or three years who are in Seattle have just arrived here heretofore, the Spokane everything practically Spokane, having only a part of his party to fight has by the stroke of a pen to the state convention members of the past has always on the court present it has a figure ht is being by assistance of minister to China T. D. Rockwell, a politician who has gone by in holding publisher lieutenants in Spokane up in the present court them is Charles B

# All the original floor plans have been digitized



January 1904-A. Lou Cohen, the well-known cigar dealer of Seattle, has purchased the beautiful residence erected by Mr. Tom Considine and located on the corner of 16<sup>th</sup> Ave & Columbia St...The purchase price was \$10,000. The residence is one of the most beautiful in the city...built in the colonial style



fect on them is anticipated.

## **BUYS CONSIDINE'S HOME**

**A. Lou Cohen Pays \$10,000 for Fine  
Residence at Sixteenth and  
Columbia.**

A. Lou Cohen, the well-known cigar dealer of Seattle, has purchased the beautiful residence erected by Mr. Tom Considine and located on the corner of Sixteenth Avenue and Columbia Street. The deal was consummated just before Mr. Cohen left the city on a business trip to San Francisco. It is understood that the purchase price was \$10,000.

The residence in question is one of the most beautiful in the city. It was built in the colonial style.



# Architectural style and significance



Dr. Adolph O. Loe residence, period photograph. University of Washington Libraries, Special Collections, UW2883

Dr. Adolph O. Loe Residence (1902)

917 16th E  
Volunteer PK

floor windows. The numerous horizontal references come



# The Cohen family occupancy

(1904-1919)

November 17, 1952

## A. Lou Cohen, Pioneer Labor Official, Passes At Age of Eighty-seven

A. Lou Cohen, pioneer labor union official and former city councilman and state legislator, died October 29 at the age of 87. Funeral services were held at Bonney Watson Mortuary. Surviving is a son, Joseph of Seattle.

Mr. Cohen, who joined the American Federation of Labor in 1883, only two years after its founding, had been a resident of Seattle since 1890. Born in New York in 1866, he moved to Des Moines, Iowa, where he married the former Ida Gottstein, who died in February, 1941. He was a personal friend of Samuel Gompers, the founder of the A.F. of L. Both men were cigar makers in New York, and worked at adjoining benches. In addition to his interest in the labor movement and politics, Mr. Cohen devoted some of his abounding energy to sports. He was president of the Seattle Baseball Club from 1903 to 1906. He was one of the most vigorous advocates of a Pacific Coast League franchise for Seattle.

### Elected to Municipal and State Office

Mr. Cohen was elected to the City Council twice, serving from 1921 to 1924, and from 1927 to 1930. He served in the State Legislature for two terms in 1935 and 1937. He also was a candidate for mayor and for county commissioner. He was a field representative for 12 years for the State Department of Labor and Industries, retiring April, 1949. He was a life member of Seattle Lodge No. 92 of the Elks and of Nile Temple of the Shrine and a charter member of Westgate Lodge No. 128, F.&A.M.

## OBITUARIES

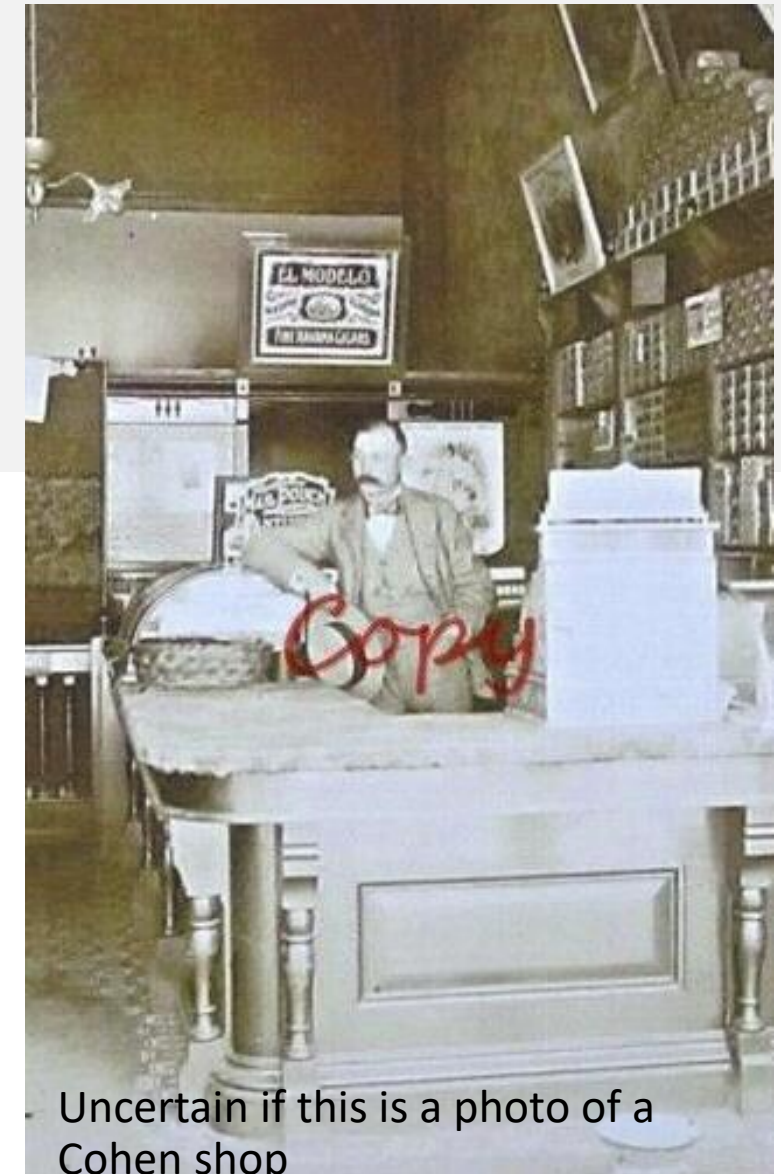
Mrs. Sophie Weron, 68, of 314 25th Ave., died Friday, Nov. 7, in a hospital. Funeral services were held Sunday, November 9, at the Jewish Chapel, with burial in Bikur Cholim Cemetery.

Mrs. Weron had been a resident of Seattle for more than 35 years, and was active in synagogue and community affairs. She is survived by her husband, Harry; three sons, Louis, Ben and Joseph; a daughter, Mrs. Lewis A. Lawson, and a sister, Mrs. P. Hamlin, all of Seattle, and nine grandchildren.

### MRS SAMUEL REIBMAN

Funeral services for Mrs. Beaulé F. Reibman, 59, a Seattle resident for 27 years, were held November 6 in the Jewish Chapel, with burial in Bikur Cholim Cemetery.

Mrs. Reibman, was a member of Occidental Chapter, Order of Eastern Star; Workingmen's Circle; Bikur Cholim Sisterhood, and Talmud Torah P-TA. Surviving are her husband, Samuel; four sons, David, Irving, Philip and Morris, all of Seattle; four sisters, Mrs. Irving Levinson, Seattle; Mrs. Sam Friedman, Tacoma, and Mrs. Celia Lichtenstein and Mrs. Jennie Friedman, both of New York; a brother Harry Friedman, Tacoma, and nine grandchildren.



Uncertain if this is a photo of a  
Cohen shop



# Revisions 1920-1980s

802 16th Avenue  
(800-804)

LOT 1  
BLK. 23  
ADD. Edes & Knights  
WORK

41. W

[illegible]





# The Convent for Immaculate Conception teachers

820 18<sup>th</sup> Av.

**Immaculate Conception Church is the oldest  
standing Catholic Church in Seattle.**

# Sister Kay Burton lived there 1961-1973

On Jan 17, 2021, at 10:28 AM, KAY BURTON <burtonkay@bellsouth.net> wrote:

To: Seattle's Landmarks Preservation Board  
Re: Landmark the Immaculate Convent House

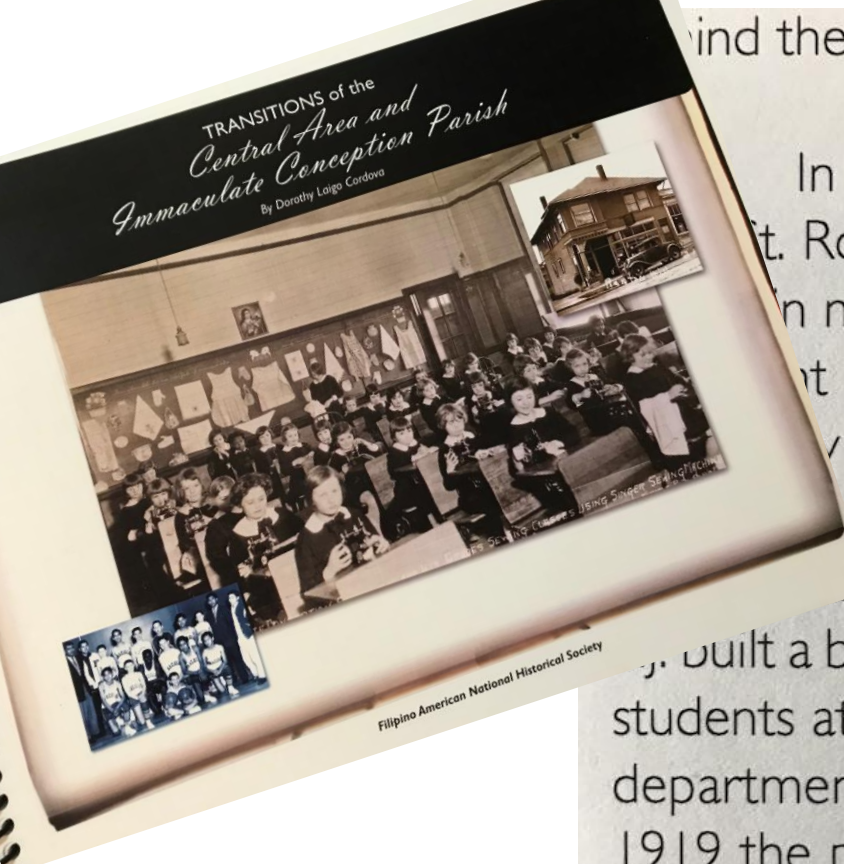
To whom it may concern,

I am Sister Kay Burton, of the Sisters of the Holy Names of Jesus and Mary; I lived in the Convent at 802 16th Avenue in Seattle from the fall of 1961 until the summer of 1973. Truly the building is remarkable in its construction with a beautiful open front porch and wide steps, the porch rooms on the second floor, a great staircase, wonderful large rooms (and of course, many small rooms used as bedrooms for the large number of Sisters living there), a fantastic third floor used for storage, etc. This was my home, giving sustenance for the mission of teaching and/or administering at Immaculate High School.

I fully support the preservation of the Immaculate Convent House as a Seattle Landmark.

Sincerely,  
Sister Kay Burton  
PO Box 628  
Jonestown, MS 38639





and the high altar for eight years.

In 1906 two Holy Names Sisters at St. Rose Academy reopened the parish in makeshift classrooms in the church for 65 students in the first four months. By June enrollment rose to 188 when the first grades moved from St. Rose to the new school. In 1910 Fr. Charles Carroll, O.S.A. built a brick building to accommodate 500 students at a cost of \$75,000. A high school department was added the next year. In 1919 the parish purchased a convent at 16<sup>th</sup> and E. Columbia for 19 sisters teaching at the school. Grade school students came from the neighborhood while the high school drew students from other parishes as well. Most came from middle class or blue collar families and many students were children of Irish, Italian or other European immigrants.

you know, you had to live here in the Central Area if you wanted to live in Seattle. That was the only place you could buy at that time.

Of course, the South was segregated ... but I was in the Girl Scout troop and I wanted to join one after we came to Seattle. And I thought, well, I would find out who was a Girl Scout – I would wear my uniform to school. And I did, and several people introduced themselves and one girl invited me to come to her troop meeting. The next day she came back and said, "My mom said you can't come." So my folks got on the phone and tried to find a troop for me. Her mother had the meeting at her house and her mother did not want a black person in their house. So, we looked all over the city and we could not find a Girl Scout troop that would take me. So that was very sad for me, because the rules were "Girl Scouts anywhere you go" and I just figured I would be a Girl Scout in Seattle. But as we asked, the information we would receive back was to go to the YWCA – Phyllis Wheatley YWCA. Well, that was in the East Madison district and they had a Girl Reserve, but didn't have a Girl Scout, and my sister joined ... but I was very stubborn, I wanted to be a Girl Scout. It took me about a year to find out I was not going to be a Girl Scout in Seattle. I finally joined the Girl Reserve – but I was very, very sad about that experience.

**Frances Terry**



# Immaculate Conception today

Designated landmark January 10, 1977 by Seattle City Council because of its significance in the development of the city, because it exemplified the heritage of the community, and because of its distinctive architectural style.







Vacant period-  
used for rehearsals,  
skating, who knows  
what else?

...Pops was awarded a certificate of recognition in a Jazz Pioneers Reunion at the Museum of History and Industry. He is mentioned prominently in de Barros' book "Jackson Street After Hours." And his first instrument was on view at Columbia Seafirst Tower

obit

## **`Pops' Buford, Seattle Jazz Legend, Tenor-Sax Player And `Sweetest Man'**

Feb 12, 1994

Carole Beers

Seattle jazz legend Vernon "Pops" Buford was sweet and sassy, benign and bossy, insisting on his way in music as in life.

But he was never "brassy," in musicianship or manner. He played reeds - tenor sax, to be exact. And his persona came across solid gold.

"You know he loved jewelry," said Lillie, his wife of 48 years. "He had this big, gold tiger necklace and big, gold tiger ring, with a ruby mouth and diamond eyes, given by his son on different birthdays."

He wore a big, gold Rolex watch.

And then there was the tooth: An upper incisor crafted in good old 14K. People noticed it so much because Pops smiled so much.

"He was the sweetest man you'd ever meet," said his son Ronald, of Renton. "He never raised his voice. I never got a spankin' from him. All adversity for him, ended up being good. That's what he taught me. He used to say, 'That problem's gonna brighten up the day for you.' He'd turn it around."

Mr. Buford died Wednesday at 73, having endured diabetes and a stroke. He



# Ventura & Glassman era, 1980s


Tony Ventura



The Seattle Times  
powered by Legacy

# John Oliver Perry

1929 - 2016

A black and white portrait of John Oliver Perry, an older man with glasses and a beard, wearing a dark shirt.

John  
Perry  
Dean  
and  
Dr.  
U.  
Engr  
in  
Ur  
in  
Bo  
John  
sti  
ac



Sue Perry's painting studio



Nearby former  
fire station also  
landmarked,  
1971

Fire Station #23, 722 18<sup>th</sup> Av.

Now Byrd Barr Place,  
was Central Area Motivation Project  
in 1964





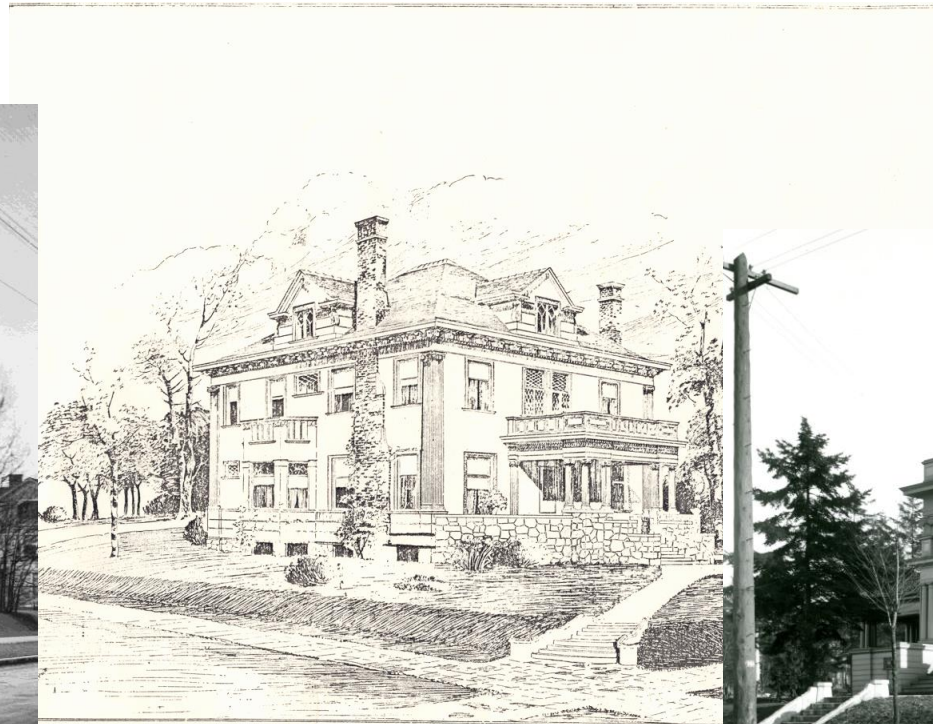
Congregation Bikur  
Cholim 1891  
(became Langston  
Hughes Cultural Center  
in 1971)



# Nearby First Hill neoclassicals, since destroyed



Smith & Rininger at  
Summit & Columbia



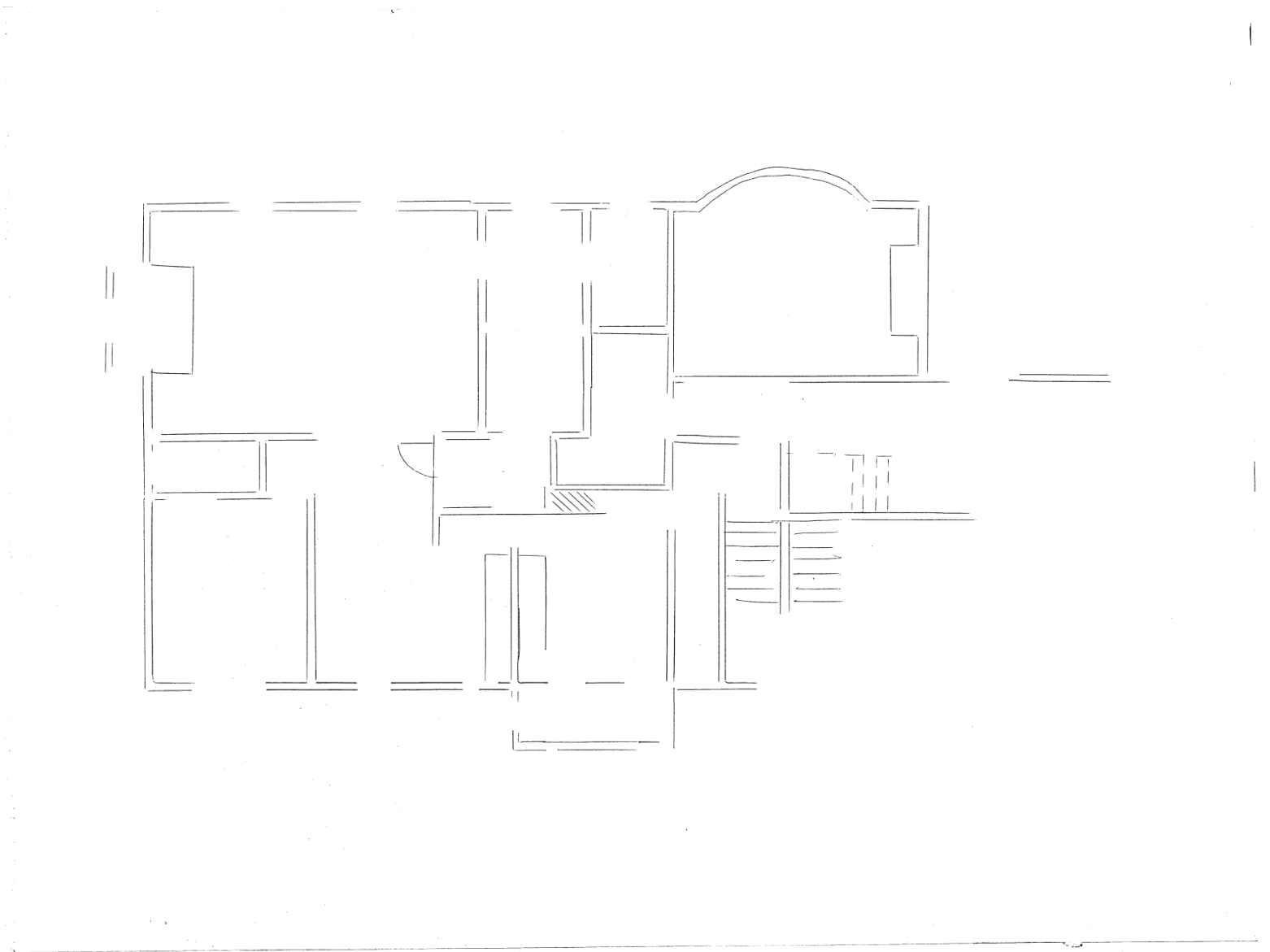
Frye Home



Horton Home



# Switching speakers



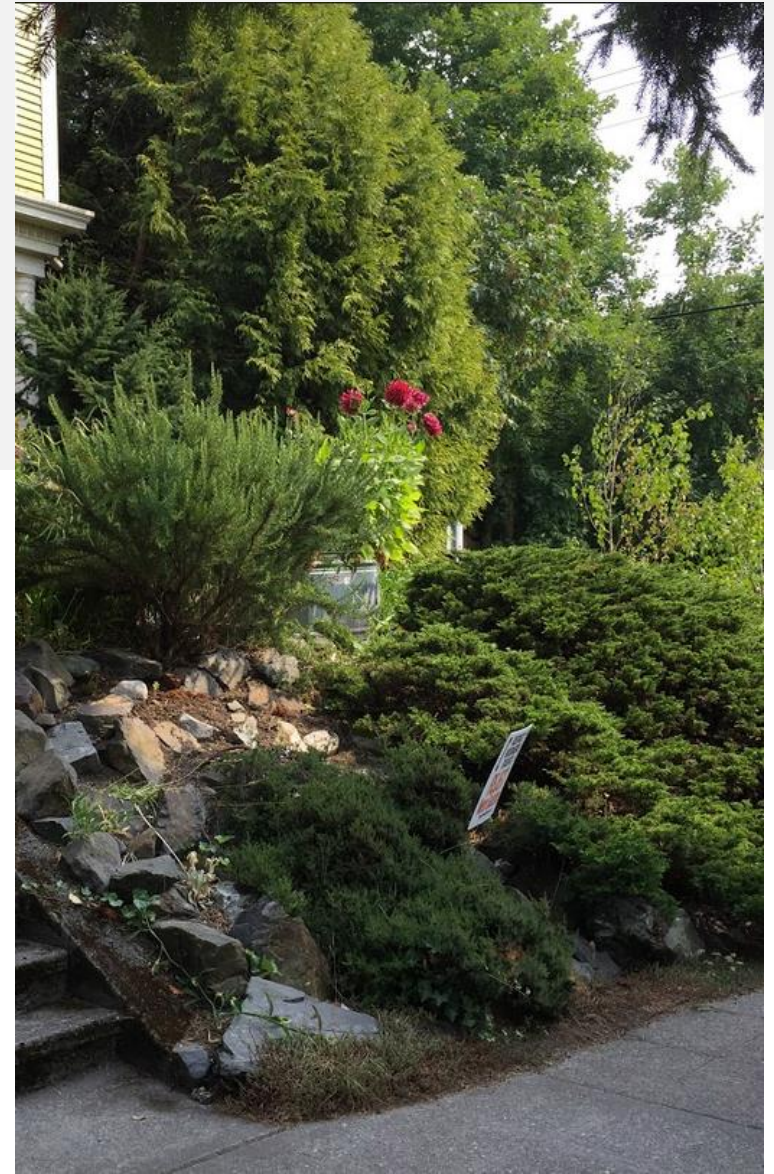
Exterior







# Corner lot





# Front porch



Detail of column



Entrance to lower front apartment



# South side (E Columbia)







1606  
E Columbia,  
south side  
entrance



# Garden entrance, East



2 Entrance to lower rear apartment  
(1606 E Colombia St, owner, Sue Perry's residence)





# Garden on the east side of house



Facing south



Facing north





# North side of house

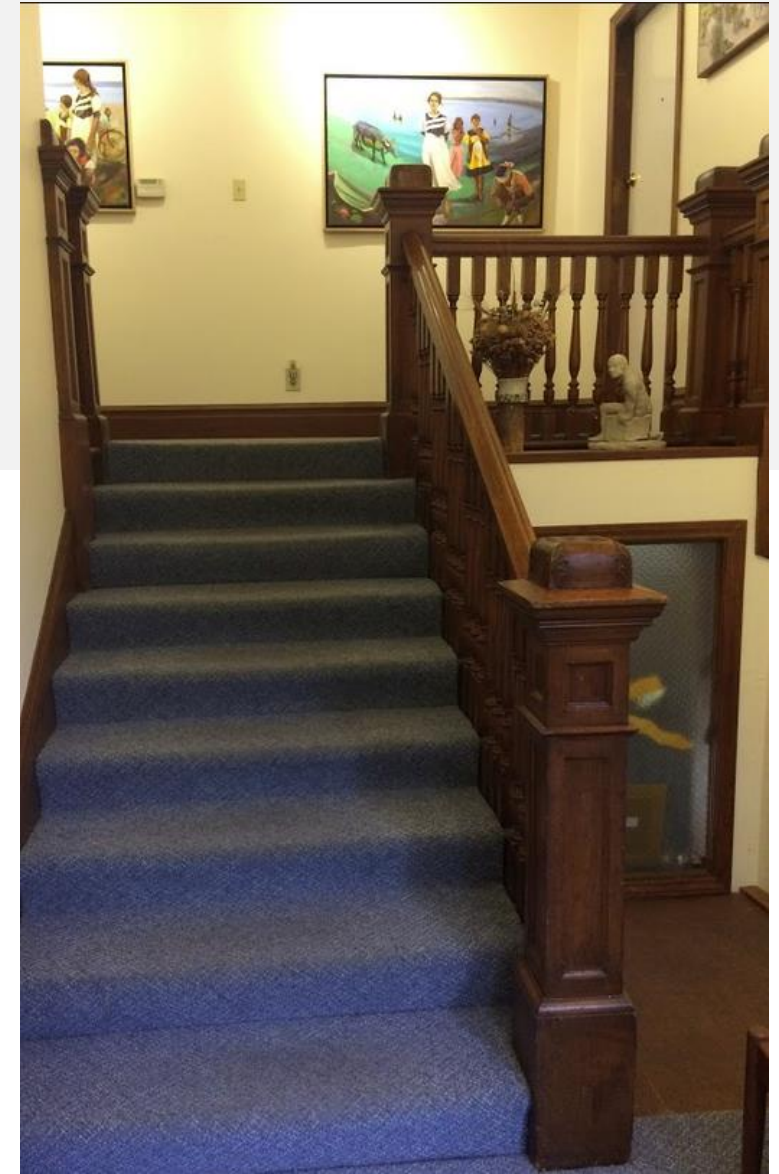


Northern façade. Entrance for upper apartments  
Main stairwell. Basement access.





# Interior







Sisters had  
mailboxes in  
the North  
entryway



# Heat



Original radiator



Parlor fireplace with original mantel. Commissioned tile. Painting by owner, Sue Perry.



# Details



Railing detail



Turned the altar  
into an entry





Former priest's  
entryway, now  
stairwell to  
artist's studio











Doors

John Perry made the  
stained glass windows









North entry



South facing



# Built-ins





# Across E Columbia to the South





Across 16<sup>th</sup> to the  
West





# The former Buford home to the north



Buford family home. August 2018.  
08 16<sup>th</sup> Avenue |



Former location of Buford family home



There goes the  
neighborhood...



"Deconstruction in Progress /  
A House is a Terrible Thing to Waste"



Juxtaposition



- John Perry on the left; Sue Perry on the right (with granddaughter Anna Ludwig)—in the garden at 802





s oil painting studio, featuring scenes of gentrification  
tion of Seattle landmarks

## Artist studio

- <https://www.sueperry-paintings.com/>



SUE PERRY - PAINTINGS

[home](#)

[portfolio](#) ▼

[biography](#)

[contact](#)

[links](#)

[site map](#) ▼

# My Neighborhood





Sue Perry,  
Documenting the  
deconstruction of  
the Central District







Power Struggle,oil on canvas, 32 x 42 inches, copyright ©2014





What Was Where It Used To Be, oil on canvas, 32 x 44 inches, copyright ©2015





Congregation, oil on canvas, 32 x 45 inches, copyright ©2015





Immaculate Limo, oil on canvas, 34 x 38 inches, copyright ©2015





Demolition Man, oil on canvas, 36 x 42 inches, copyright ©2018





Lots of  
boxes





802 stands  
up.



# Conclusion



2021 photo





Steve Ludwig

Acknowledgments:  
Sarah Greiner  
Steve Ludwig  
Erin Doherty  
Jeffrey Karl Ochsner  
Larry Kreisman  
Eugenia Woo  
Caitlin McQuinn  
Art Petersen  
Sister Kay Burton  
Maria Batayola  
Tony Ventura  
The Buford family  
Squire Park Community



Sarah Greiner